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# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 4 Osier Road, Spalding PE11 1UU

**£369,950 Freehold**

- Extended Family House
- Rear Garden Not Overlooked
- 6 Bedrooms
- Garden Room
- Gas Central Heating

Deceptively spacious, well presented 6 bedroom property situated close to town location. Accommodation comprising entrance hallway, lounge, dining room, garden room, utility room and cloakroom to the ground floor; bathroom and separate shower room, 6 bedrooms (master bedroom having dressing room). Enclosed mature rear gardens, multiple off-road parking, integral garage.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





#### **ACCOMMODATION**

Open porch with lantern light and doorbell and leading through an obscured UPVC double glazed door with matching full length obscured glazed panels to both sides leading into:

#### **ENTRANCE HALLWAY**

6' 0" x 14' 2" (1.83m x 4.33m) Coved and textured ceiling, centre light point, smoke alarm, staircase rising to first floor, double radiator, understairs storage cupboard, oak laminate flooring, door into:

#### **LOUNGE**

12' 1" x 15' 1" (3.69m x 4.61m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, dimmer switch control,





double radiator, TV point, opening into Dining Room.

From the Entrance Hallway door leads into:

#### **KITCHEN**

8' 11" x 11' 6" (2.72m x 3.51m) Textured ceiling, centre spotlight fitment, opening into Garden Room, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, under cabinet lighting, integrated Bosch dishwasher, integrated fridge, integrated ceramic hob, extractor hood over, integrated stainless steel double fan assisted oven, storage cupboard off with shelving, fitted carousel, square arch into:

#### **BREAKFAST ROOM/DINING ROOM**

8' 1" x 10' 8" (2.47m x 3.27m) UPVC double glazed window to the side elevation, textured ceiling, centre spotlight fitment, radiator, range of base, eye level and display units (matching those in kitchen), under cabinet lighting, door into:

#### **UTILITY ROOM**

8' 9" x 9' 7" (2.68m x 2.94m) UPVC double glazed window to the side elevation, obscured UPVC double glazed door to the rear elevation, textured ceiling, centre light point, fitted worktop, eye level units, plumbing and space for washing machine, space for tumble dryer, wall mounted Logic gas combination boiler, door into:

#### **CLOAKROOM**

3' 6" x 5' 4" (1.07m x 1.64m) Obscured UPVC double glazed window to the side elevation, textured ceiling, centre light point, fitted with a two piece suite comprising low level WC, wash hand basin with taps.

From the Utility Room a door leads into:

#### **GARDEN ROOM**

8' 11" x 18' 9" (2.74m x 5.74m) UPVC double glazed sliding patio doors to the rear elevation, coved and textured ceiling, 2 centre light points, double radiator, TV point, double wooden glazed doors leading into Dining Room.

#### **PLAYROOM/OFFICE**

9' 9" x 12' 0" (2.99m x 3.68m) Coved and textured ceiling, centre light point, radiator, laminate flooring.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

11' 7" x 26' 7" (3.54m x 8.12m) Coved and textured ceiling, 2 centre light points, access to loft space, smoke alarm, 2 storage cupboards, door into:



#### **FAMILY BATHROOM**

6' 5" x 7' 6" (1.98m x 2.30m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, vinyl floor covering, fully tiled walls, radiator, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, bath with fitted mixer tap and shower attachment tap.

#### **BEDROOM 5**

9' 0" x 13' 3" (2.75m x 4.05m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point.

#### **BEDROOM 4**

9' 0" x 10' 8" (2.75m x 3.27m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point.

#### **BEDROOM 6**

7' 8" x 8' 1" (2.35m x 2.48m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre spotlight fitment, radiator, TV point.

#### **BEDROOM 2**

11' 1" x 14' 1" (3.38m x 4.31m) UPVC double glazed window to the front elevation, textured ceiling, centre spotlight fitment, double radiator.

#### **BEDROOM 3**

10' 11" x 13' 7" (3.35m x 4.15m) UPVC double glazed window to the side elevation, textured ceiling, centre spotlight fitment, radiator, TV point, storage cupboard off housing hot water cylinder with slatted shelving.

#### **BEDROOM 1**

8' 1" x 15' 7" (2.47m x 4.76m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, BT point, square arch into:

#### **DRESSING ROOM**

6' 0" x 6' 8" (1.85m x 2.04m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, 3 single wardrobes, double wardrobe, corner wardrobe, 3 drawer chest, 2 bedside cabinets, 2 five drawer units and further cupboard.

#### **SHOWER ROOM**

5' 2" x 4' 3" (1.58m x 1.30m) Skimmed ceiling, centre light point, extractor fan, vinyl floor covering, radiator, fitted with a two piece suite comprising wash hand basin with mixer tap fitted into vanity unit with storage below and fully tiled shower enclosure with fitted power shower over.







## EXTERIOR

Extensive block paved driveway providing multiple off-road parking for vehicles. Block paved pathways leading round the side of the property via a wrought iron gate to the rear. Wooden shed to side. Electric power points, cold water tap.

Leading round to the side there is a patio area and raised pond with filter and pump. Wooden garden shed and play house.

The rear garden is mainly laid to lawn with a wide range of mature shrub and tree borders. The garden is not overlooked to the rear.

## INTEGRAL GARAGE

7' 9" x 16' 11" (2.37m x 5.18m) Up and over door, power and lighting, power sockets, cold water tap, work bench to the rear, textured ceiling, strip light, gas meter, electric consumer unit board.

## DIRECTIONS

From the Agents Office proceed along New Road, continuing over the traffic lights into Westlode Street, proceed to the end turning left into Albion Street. Continue alongside the River to the double bridges, take the fourth exit and return along the otherside of the River along Commercial Road. Before the one way system turn left into Albert Street and then the first turning right into Marine Road and then the first left into Willow Walk/Osier Road.

## AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).







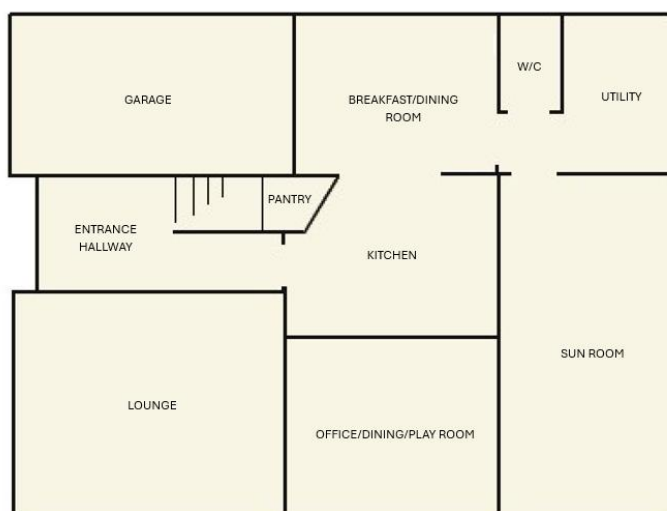


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

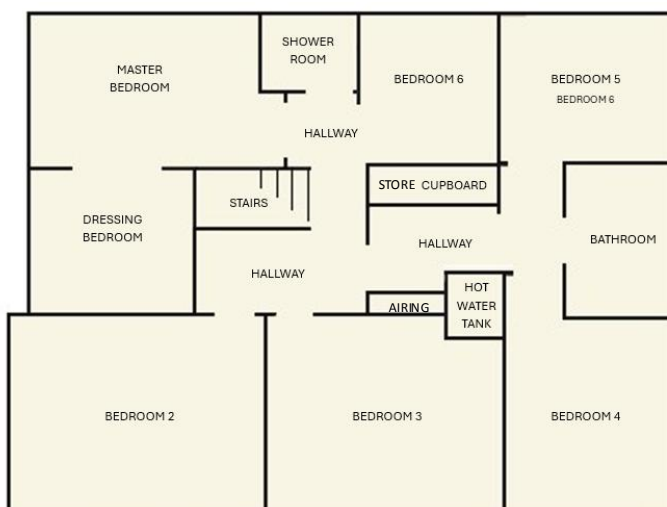


## FLOOR PLANS

### Ground Floor



### First Floor



**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** BAND C

### LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

### PARTICULARS CONTENT

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**Ref: S11578 (January 2025)**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

### ADDRESS

R. Longstaff & Co LLP.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

### CONTACT

T: 01775 766766  
E: [s.spalding@longstaff.com](mailto:s.spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)